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1 Wye View Villas, Wye Street, Hereford, HR2 7RA

Located above and overlooking the River Wye, towards the city scape and Hereford Cathedral, an appealing end of terrace home of the Victorian era which would benefit from some refitting and upgrading works.

£275,000 (Freehold)

Residential Sales and Lettings

1 Wye View Villas, Wye Street, Hereford, HR2 7RA

LOCATION

Wye Villas fronts Wye Street and is set on the south bank of the River Wye close to central Hereford. In the locality of the property there are amenities including those offered by being in the environment of the River Wye and playing fields with the city centre itself being within easy reach and offering a range of shopping, leisure and recreational facilities, the city centre environment and the Castle Green.

DESCRIPTION

1 Wye View Villas is an end of terrace property which has two principal floors with an attic room over. There is a bay window in the sitting room which overlooks the River Wye to the Cathedral, the property has a dining room, partly tiled floors and a good space with volume which offers the right setting for an impressive kitchen. On the first floor there are three bedrooms and a bathroom with an attic room created on the second floor. At the rear of the property is a yard. The property offers tremendous scope and is in need of a fitted kitchen and the installation of a working central heating system.

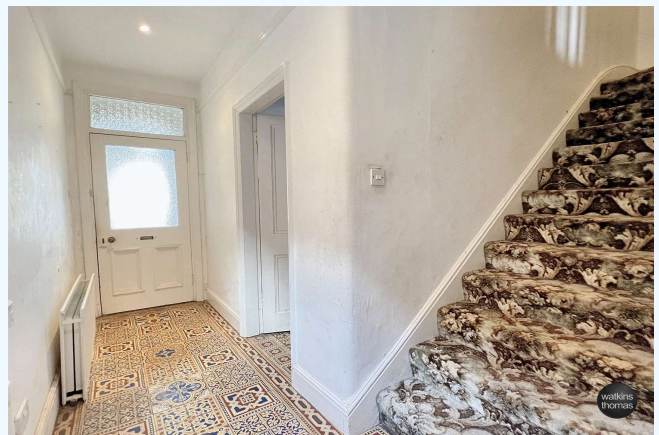
ON THE GROUND FLOOR:

Recess entrance porch with door with glazed end panels to the

Reception Hall

3.73m (12'3) x 1.22m (4')

Reception hall with a secondary glazed window to the side, two radiators, a feature tiled floor, easy rise stairway off to the first floor door with glazed upper panels to the dining room and door to



Living Room

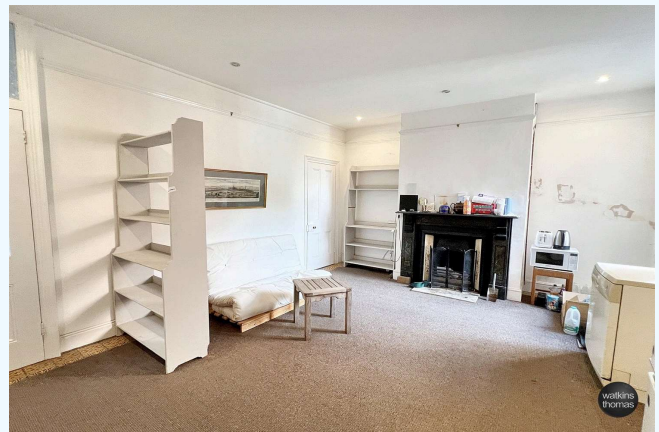
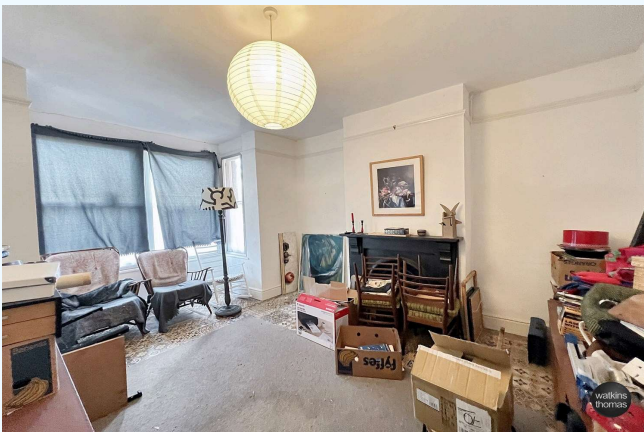
3.81m (12'6) x 3.66m (12') (15'4 into bay)

With a secondary glazed bay window to the front from which a view is enjoyed across the River Wye, to Left Bank and Hereford Cathedral. Picture rail, a cast iron grate with ornate iron surround. Feature floor tiles and a radiator.

Dining Room

5.18m (17') x .97m (3'2)

With a secondary glazed window to the rear. Sunken ceiling lights, picture rail, feature tiled floor and door to an under stair store cupboard. Marbled fire surround with cast iron inset and tiled surround. Door with glazed upper panels to



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Kitchen/Breakfast Room area

5.18m (17') x 3.35m (11')

Three sash windows and a door to outside. Wall mounted gas fire boiler (currently disconnected). There is a water supply available in this room.



ON THE FIRST FLOOR:

Landing

L shaped and with alcove shelving, paddle steps to the second floor, radiator and with two sets of doors to recessed wardrobe areas which are floor to ceiling and have hanging rails.

Bedroom 1

5.18m (17') x 3.35m (11')

Two sash windows at the front enjoying an outlook across the River Wye towards the Left Bank and Hereford Cathedral to the side. Picture rail, painted timber fire surround with cast iron fireplace with tiled inset. Radiator.

Bedroom 2

3.66m (12') x 2.92m (9'7)

With a secondary double glazed window to the rear, picture rail, radiator, original fire alcove and book shelving.



Bedroom 3

3.35m (11') x 3.15m (10'4)

With a secondary glazed window to the rear, radiator and shelving and access to;

Attic storage area

3.56m (11'8) x 1.65m (5'5)

With a maximum height of 3ft 6 and with a velux sky light.

Bathroom

2.31m (7'7) x 1.75m (5'9)

With part tiled surround and suite comprising bath, shower cubicle with thermostatically controlled shower unit, low level WC and pedestal wash basin. Tiled floor. Window and radiator.

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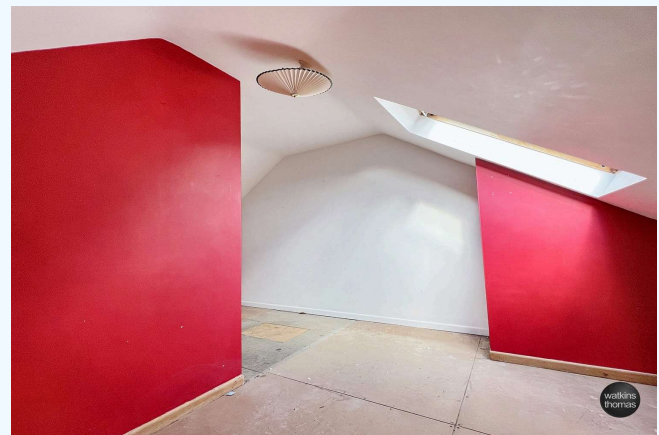


ON THE SECOND FLOOR:

Attic store room

3.89m (12'9) x 5.97m (19'7)

With velux roof lights to two elevations, radiator.



OUTSIDE:



Garden

At the front of the property there is a shallow garden area and a pathway to the side which leads to the rear south facing walled yard which is approximately 31 ft long and 24 ft wide including shed.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

COUNCIL TAX BAND C

Payable to Herefordshire Council

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BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of central Hereford along Bridge Street and walk over the old bridge before turning left onto Wye Street where the property will be identified on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

8th September 2025

ID40795

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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